

June 8, 2009

**Public Notice for Water Quality Certification and/or Waste
Discharge Requirements (Dredge/Fill Projects)**

Burbank Housing
Windsor Redwoods
(WDID# 1B08170WNSO)

Sonoma County

On November 26, 2008, the North Coast Regional Water Quality Control Board (Regional Water Board) received an application from Jane Valerius, on behalf of Burbank Housing Development Corporation (Applicant), requesting a Water Quality Certification and/or Waste Discharge Requirements (Dredge/Fill Projects) for the Windsor Redwoods housing development (Project), located in Sonoma County. The latitude and longitude is 38.527522° N and 122.781596° W. The proposed Project will cause permanent impacts to 0.12 acres of seasonal wetlands within the Mark West Hydrologic Sub Area No. 114.23, Russian River Hydrologic Unit No. 114.00.

The proposed Project is a multi-unit apartment complex located north of Shiloh Road and west of Old Redwood Highway at 6065 Old Redwood Highway, Windsor, CA. The purpose of the proposed Project is to provide affordable housing to the Windsor community. The proposed Project includes the construction of six apartment buildings with 65 units, approximately 30,000 square feet of parking lot and driveways, off-site frontage improvements to Old Redwood Highway, and the construction of Kendall Way.

The Applicant is a Sonoma County non-profit organization. Applicant has held title to the property since June 2005. The eastern portion of the 2.77-acre Project site has been developed as a dog kennel business. The western portion is grassland. Structures on site include a dog kennel comprised of multiple buildings, grassy fenced areas, and dog runs. All existing buildings will be demolished as part of the development plan.

The Project site is mostly level with some slight depressions where the water collects and wetland plants have developed. The 0.12 acres of wetlands on the 2.77 acre project site are considered to be isolated by the Army Corps of Engineers, as there is no direct hydrologic connection to any waters of the United States. Pool Creek runs north of the project site and an unnamed tributary to Pool Creek runs south of the project site; Runoff from the project site will be conveyed through public storm drain to an existing storm drain system in Hembree Lane. Drainage shall eventually be released into Pool Creek west of Highway 101.

Existing impervious surface within the project boundaries include approximately 9,952 sq. ft. of buildings, sheds, patios and driveway. New impervious area includes buildings, parking lots, driveways, and sidewalks/patios and is 72,230 sq. ft. The Old Redwood Highway and Kendall Way improvements include approximately 27,500 sq. ft. of proposed impervious area.

Compensatory Mitigation is planned to include the purchase of wetland mitigation credits from an approved wetland mitigation bank. These credits may include: 0.15 acres of wetland credit and 0.20 acres of establishment credits for Sonoma Sunshine (*Blenosperma bakeri*), an endangered plant. Total acreage purchased at the mitigation

bank may be about 0.35 acres. These types of credits, and the amount purchased, are subject to change based on final decisions by the U.S. Fish and Wildlife Service and the Regional Water Board.

Post-construction storm water treatment features will be incorporated to treat the increase in storm water runoff as well as pollutants created by the increase in impervious surface and other activities associated with development and future use of the site. Runoff from the parking lots and the roof of the buildings will either be directed to on-site bio-swales or mechanical filtration units. The bio-swales have been designed to meet City of Santa Rosa SUSMP (Standard Urban Storm Water Mitigation Plan) guidelines. An underground detention system consisting of oversized underground storm drain pipes has been designed to provide 2,500 cubic feet of volume, which is enough capacity to detain the required storage. Onsite storm runoff will be released through an outlet structure, which limits the flow to approximately pre-construction levels.

A biological assessment was prepared for the Project, and the final determination of effect, was that the housing development will have no or minimal effect on any federally listed plant or animal species.

A Mitigated Negative Declaration was adopted by the town of Windsor on February 26, 2008.

At a minimum, appropriate Best Management Practices (BMPs) will be incorporated into the final Project plans in order to reduce and control soil erosion, and other construction related water pollution.

Applicant has applied to the U.S. Army Corps of Engineers (File No. 29586N), however the Corps has decided that the Project is outside of their jurisdiction, and will not be issuing a permit for the Project.

The Project is scheduled to begin summer/fall 2009 and end in 2010. Staff is proposing to regulate this project pursuant to Section 401 of the Clean Water Act (33 USC 1341) and/or Porter-Cologne Water Quality Control Act Authority. In addition, staff will consider all comments submitted in writing and received at this office by mail during a 21-day comment period that begins on the first date of issuance of this letter and ends at 5:00 p.m. on the last day of the comment period. If you have any questions or comments, please contact staff members Stephen Bargsten at (707) 576-2653, or at sbargsten@waterboards.ca.gov within 21 days of posting of this notice.

This is a brief summary of this project; all related documents and comments received are on file and may be inspected or copied at the Regional Water Board office, 5550 Skylane Blvd., Boulevard, Suite A, Santa Rosa, California. Appointments are recommended for document review. Appointments can be made by calling (707) 576-2220.